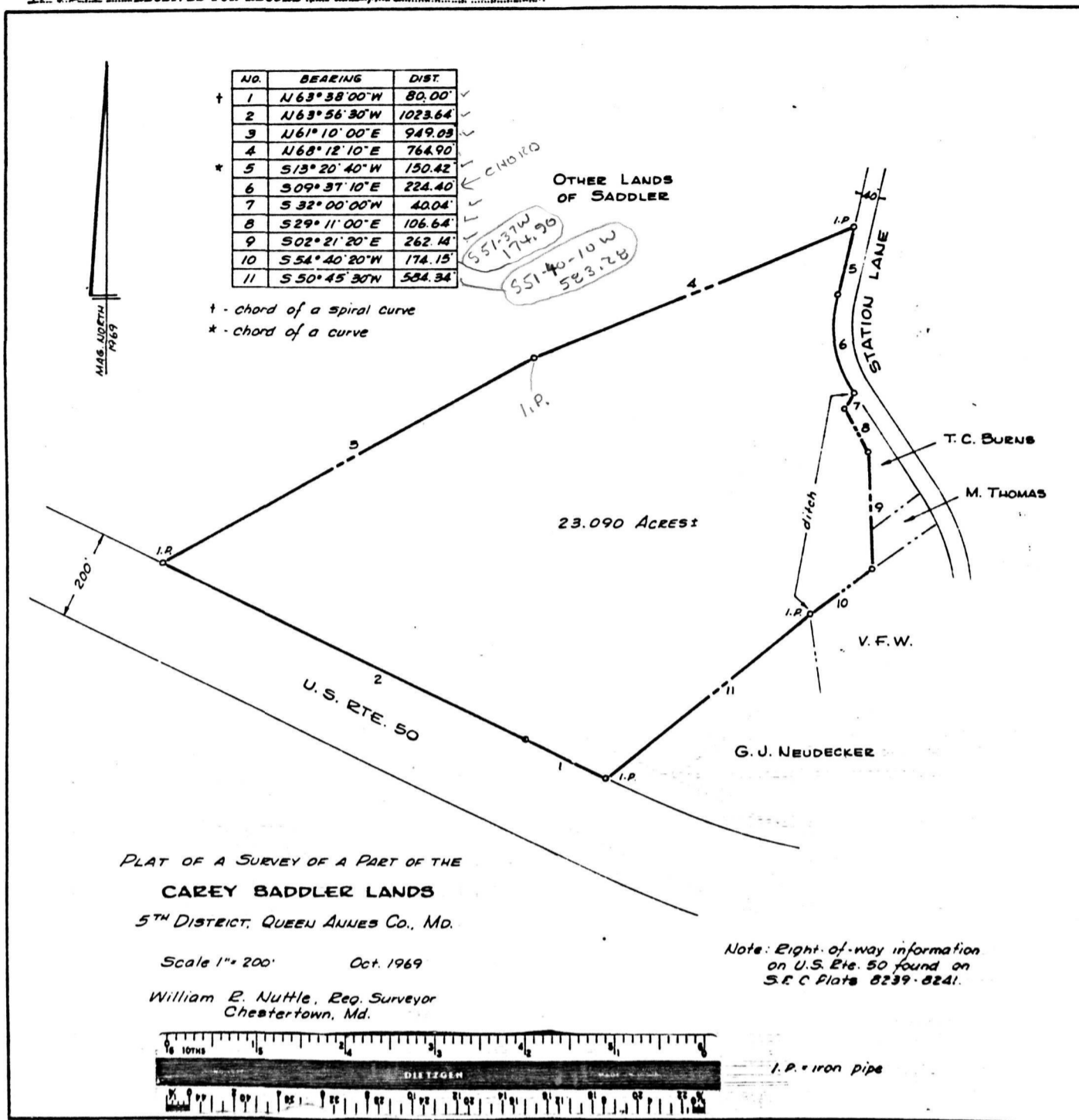


No. 63457

RECEIVED FOR RECORD Nov. 10, 1969 at 4:59 P.M.

LIBER

44 PAGE 576



1-15-70 Original mailed to Grantors - 1643 Connecticut Ave N.W.
Washington D.C. 20009

No 62460
Re 32108

RECEIVED FOR RECORD Nov 10 1969 at 4:04 P.M.

THIS DEED, made this 10th day of November, 1969, by and between C. PERCY SADDLER and JANIE H. SADDLER, his wife, parties of the first part, hereinafter called GRANTORS and LESTER CARPENTER LEONARD, JR. TRUSTEE, party of the second part, hereinafter called GRANTEE.

WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the Grantee, his successors and assigns, in trust, the following described real estate, to wit:

ALL that parcel of land, situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, and on the northeast side of U. S. Route No. 50 and 301 and on the West side of Station Lane near Grasonville, and more particularly described by metes and bounds, courses and distances, according to a Plat of a survey by William R. Nuttle, registered surveyor, dated October, 1969, recorded immediately prior hereto, as follows:

BEGINNING for the same at an iron pipe on the northeast right of way line of U. S. Route 50 (100' from the centerline), said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of Guy J. Neudecker; and running thence by and with the northeast side of said U. S. Route 50, as shown on S.R.C. Plats 8239-8241, along a spiral curve the chord of which is N 63° 38' W - 80.00' and N 63° 56' 30" W - 1,023.64' to an iron pipe and a new division line between the herein described lands and other lands of Saddler; thence by and with said new division line N 61° 10' E - 949.03' to an iron pipe and N 68° 12' 10" E - 764.90' to an iron pipe and the west side of Station Lane (20.00' from the centerline); thence by and with the west side of said road S 13° 20' 40" W - 150.42' and along a curve the chord of which is S 09° 37' 10" E - 224.40' to the center of a large ditch and the lands of Thomas C. Burns; thence by and with the centerline of said ditch which is the line of said Burns lands S 32° 00' W - 40.04' and S 29° 11' E - 106.64'; thence, still with the centerline of said ditch and said Burns lands and with the lands of Medford Thomas, Jr. S 02° 21' 20" E - 262.14' to the lands of the V. F. W.; thence still by and with said ditch and said V. F. W. lands S 51° 37' W - 174.90' to an iron pipe on the west bank of said ditch and the aforementioned Neudecker lands; thence by and with said Neudecker lands S 51° 40' 10" W - 583.28' to the place of beginning.

CONTAINING in all 23.165 acres of land, more or less.

BEING a part of the same land which by deed dated April 15, 1947 and recorded among said land records in Liber A.S.G. Jr. No. 17 folio 38, was granted and conveyed by Carey Saddler, et ux., unto the said Grantors.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises, above mentioned and described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances

DESCRIPTION OF THEART OF THE CAREY SADDLER LANDS, FIFTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the northeast right-of-way line of U. S. Rte. 50 (100' from the centerline), said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of Guy J. Neudecker; and running, thence, by and with the northeast side of said U. S. Rte. 50, as shown on S.R.C. Plats 8239-8241, along a spiral curve the chord of which is N 63 38 W - 80.00' and N 63 56 30 W - 1023.64' to an iron pipe and a new division line between the herein described lands and other lands of Saddler; thence, by and with said new division line N 61 10 E - 949.03' to an iron pipe and N 68 12 10 E - 764.90' to an iron pipe and the west side of Station Lane (20.00' from the centerline); thence, by and with the west side of said road S 13 20 40 W - 150.42' and along a curve the chord of which is S 09 37 10 E - 224.40' to the center of a large ditch and the lands of Thomas C. Burns; thence, by and with the centerline of said ditch which is the line of said Burns lands S 32 00 W - 40.04' and S 29 11 E - 106.64'; thence, still with the centerline of said ditch and said Burns lands and with the lands of Medford Thomas, Jr. S 02 21 20 E - 262.14' to the lands of the V. F. W. ; thence, still by and with said ditch and said V. F. W. lands S ~~54 40 20 W - 174.15'~~ to an iron pipe on the west bank of said ditch and the aforementioned Neudecker lands; thence, by and with said Neudecker lands S ~~50 45 30 W - 584.34'~~ to the place of beginning. Containing in all ~~23.090~~ acres of land, more or less.

55° 37' W
174.90

23.165

55° 40' 10" W
583.28

Being a part of the lands described in a deed from Carey Saddler, et. ux. to Carey Percy Saddler, et. ux., dated April 15, 1947, and recorded in the Land Records of Queen Annes County, Liber ASG Jr. 17, folio 38.

October 2, 1969.

William R. Nuttle
Registered Surveyor.

Leonard

VFW - TSP 49/10 - bounded on S by VFW

Begin at stone on W side Station Lane

with Ford Farm^(rd?), S di. 156' to stone

W di. 325' to stone

NW " 10'

N " 358 to begin

Thomas - TSP 56/100

Begin at con blk. on rd.

N di. with rd. 75'± to con blk.

W di. 154'± to con. blk. in ditch

S di. with ditch 80'± to con blk.

E " 179'± to begin

Burns - TSP 10/370

Begin con blk. on W side Station Lane

W di. 156'± to County Ditch

with same in N di. 300'± to con blk.

E di. with Saddle 46'± to con. blk.

with rd. S di. 264'±

ASG Jr. 17/38 Carey Sadder et ux to

Carey Percy Sadder et ux April 15, 1947

General description

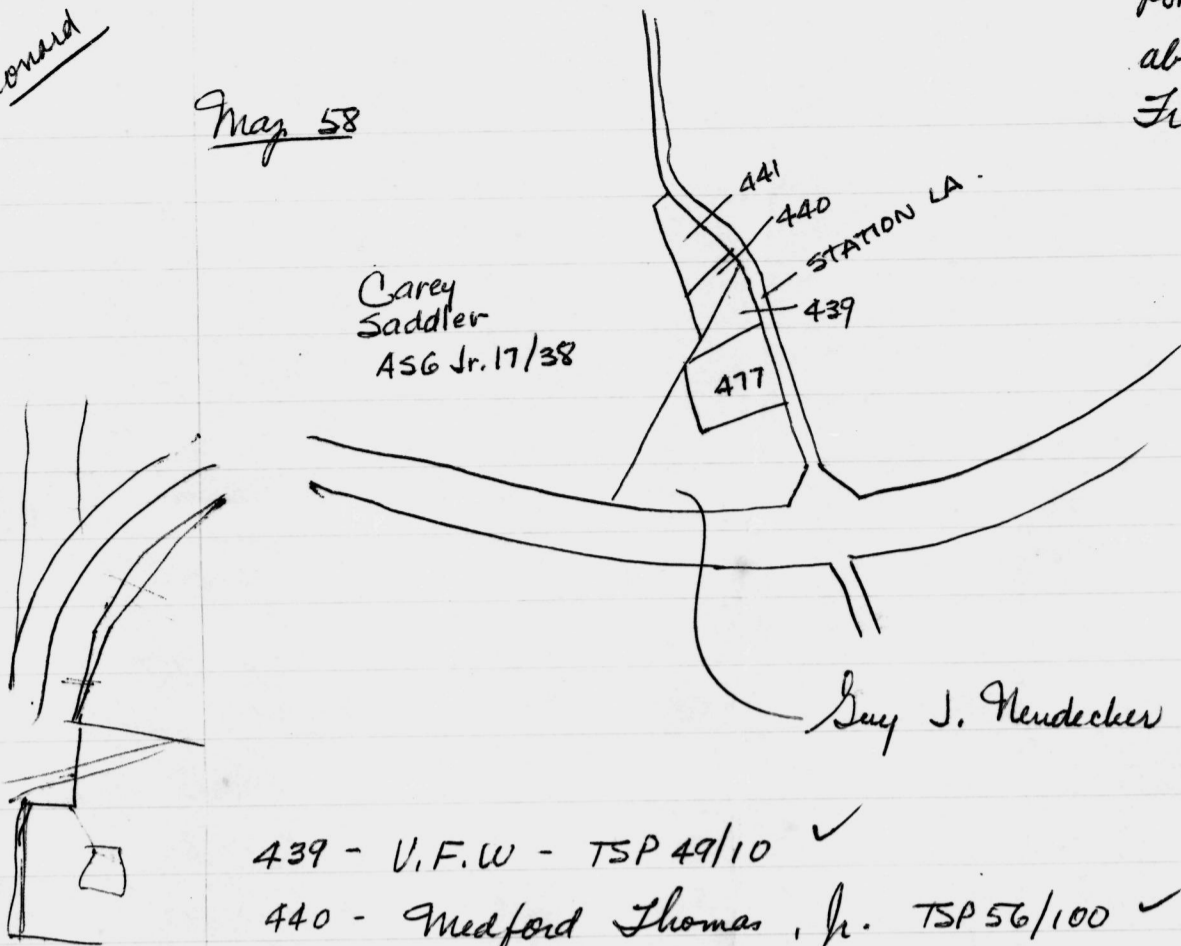
29 30

116	79	20
29	30	
<hr/>		
87	49	20
180		
<hr/>		
267	49	20

Leonard

May 58

Matthews
Lot 6, Byford Dr.
above sewer
Freeman Bros.



- 439 - U.F.W. - TSP 49/10 ✓
440 - Medford Thomas, Jr. TSP 56/100 ✓
441 - Thos. Calvin Burns TSP 10/370
477 - VFW ?

TSP 43/439 - Neudecker

SRC Plat
8362

Parcel 1 Begin C.M. at NW cor on east bank
of County ditch at SW cor VFW
N 81° 22' E - 336.62 to W R/W of rd.
with rd to U.S. 50
" same - - - - N 82° 18' W - 87' to stake on east bank of
ditch

with same N 13° 11' W - 283.39 to begin

Parcel 2

Begin at stake at inter fence and R/W U.S. 50
at SE cor Saddler

with Saddler N 45° 35' E - 584.34' to stake
on W bank ditch and just W of
C.M. at NW cor of VFW

with W bank ditch S 13° 38' E - 565.75 to R/W
U.S. 50

with R/W to begin

Δ piece